

RESOLUTION NO. 74425

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING THE SELECTION OF THE CORE COMPANIES, OR ITS DESIGNATED AFFILIATE, AS DEVELOPER OF THE FOR-SALE COMPONENT OF THE WILLOW GLEN WOODS AFFORDABLE HOUSING DEVELOPMENT AND AUTHORIZING THE DIRECTOR OF HOUSING TO ENTER INTO AN EXCLUSIVE NEGOTIATIONS AGREEMENT AND TO EXECUTE AN AMENDMENT TO AN OPTION AGREEMENT FOR THE PURCHASE OF THE PROPERTY BETWEEN THE CITY AND CORE

WHEREAS, the City of San José ("City") owns a 5.94-acre vacant site located on the East side of Evans Lane, North of Curtner Avenue; and

WHEREAS, the City's objectives are to develop for-sale and rental residential uses, as well as a neighborhood park, on the site to assist the formation of a cohesive neighborhood in the Evans Lane area; and

WHEREAS, on October 17, 2006, the City Council authorized the Director of Housing ("Director") to enter into exclusive negotiations with Satellite Housing ("Satellite"), a nonprofit developer, to support the development of rental units on the site; and

WHEREAS, on April 20, 2007 the Housing Department issued a Request for Qualifications (RFQ) to the development community for the for-sale component of the Willow Glen Woods affordable housing development; and

WHEREAS, three proposals were received from three local developers as a result of the RFQ and after review by staff to ensure compliance with the submittal requirements of the RFQ, two proposals met the submission requirements; and

WHEREAS, an Option Agreement for the site between the City and Satellite has been executed in order to give Satellite site control and allow it time to conduct a predevelopment assessment and feasibility studies while the selection of the for sale developer was underway; and

WHEREAS, after extensive review by an interdepartmental panel including staff from Housing, Planning, Parks, and the Redevelopment Agency, it was determined that The CORE Companies ("CORE") was the most qualified respondent due to its extensive affordable housing development and management experience, the quality of its developments, and the thoroughness of its proposal; and

WHEREAS, the City desires to approve the selection of CORE, or its designated affiliate, as developer of the for-sale component of the Willow Glen Woods affordable housing development and to authorize the Director of Housing to enter into an Exclusive Negotiations Agreement and to execute an Amendment to an Option Agreement for the purchase of the property between the City and CORE for the development;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

1. The selection of The CORE Companies (CORE), or its designated affiliate, as the developer of the for-sale component of the Willow Glen Woods affordable housing development, as more specifically set forth in the Director of Housing Report dated May 27, 2008, is hereby authorized.
2. The Director of Housing is hereby authorized to enter into an Exclusive Negotiations Agreement and to execute an Amendment to an Option Agreement for the purchase of the property between the City and The CORE Companies, as more specifically set forth in the Director of Housing Report dated May 27, 2008.

ADOPTED this 17th day of June, 2008, by the following vote:

AYES: CAMPOS, CHIRCO, CHU, CONSTANT, CORTESE,
LICCARDO, NGUYEN, OLIVERIO, PYLE, WILLIAMS,
REED.

NOES: NONE.

ABSENT: NONE.

DISQUALIFIED: NONE.

CHUCK REED
Mayor

ATTEST:

LEE PRICE, MMC
City Clerk